

PREPARED BY AND RETURN TO  
**REALTY TITLE**  
2308 East Parkway  
Hannibal, MS 38632  
(662) 429-2680 FAX (662) 429-5190

Indexing Instructions:

DE SOTO County, MS

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, HSBC MORTGAGE SERVICES INC. (herein referred to as Grantor), does hereby sell, convey and specially warrant CHARLIE F. KING, A MARRIED MAN (herein referred to as Grantees), the following described property located and situated in DE SOTO County, Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

Grantor:  
HSBC MORTGAGE SERVICES INC.  
931 CORPORATE CENTER DRIVE  
POMONA, CA 91768  
866 472-6880

Grantee(s):  
CHARLIE F. KING  
8868 SHELLFLOWER DRIVE  
SOUTHAVEN, MS 38671  
662 470-4618

Prepared By:  
Frank P. Dec, Esq.  
American National Abstract, LLC  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Return To:  
CHARLIE F. KING  
8868 SHELLFLOWER DRIVE  
SOUTHAVEN, MS 38671



**EXHIBIT A**

**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN DESOTO COUNTY, STATE OF MISSISSIPPI:

LOT 77, SECTION "B", NORTH CREEK SUBDIVISION, LOCATED IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 60, PAGES 43-44, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CONDITIONS AND RIGHT APPEARING OF RECORD.

PROPERTY COMMONLY KNOWN AS: 8868 SHELLFLOWER DRIVE, SOUTHAVEN, MS 38671